

# \$435,000 - 307 Skyview Ranch Grove Ne, Calgary

MLS® #A2238889

## \$435,000

2 Bedroom, 3.00 Bathroom, 1,395 sqft  
Residential on 0.02 Acres

Skyview Ranch, Calgary, Alberta

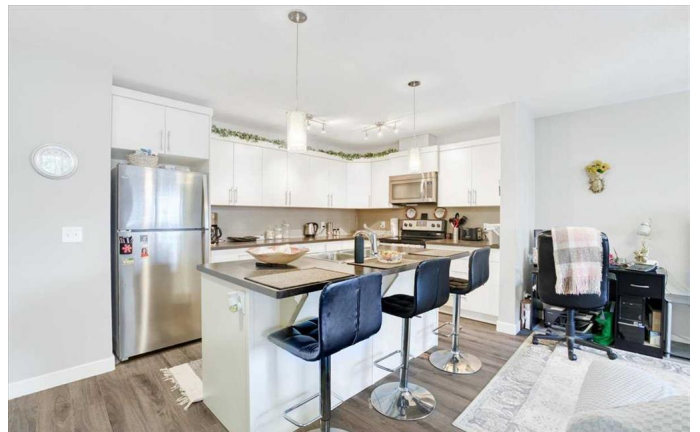
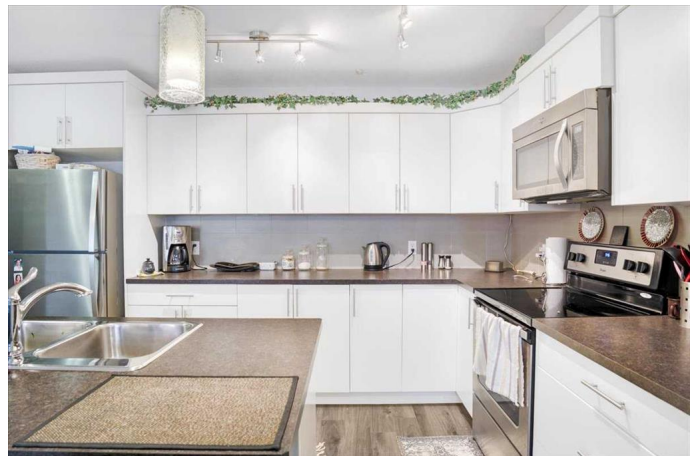
Beautifully Maintained Multi-Level Townhouse  
in Skyview Ranch Grove

This well-kept home features quality finishes throughout, including modern cabinets, flooring, and countertops. The spacious layout offers high ceilings, 2 bedrooms, and 2 bathrooms, providing a comfortable and functional living space. Lightly lived in, the property maintains the fresh feel of a new build. - Ideally located near parks, K-9 schools (Apostles of Jesus and Prairie Sky School), and major amenities such as CrossIron Mills and the airport. The home is equipped with a Heat Recovery Ventilator (HRV) for year-round fresh air and improved energy efficiency. - A generously sized, well-ventilated kitchen makes meal preparation a pleasure, with ample space for daily cooking and entertaining.

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2238889  |
| Price          | \$435,000 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,395     |
| Acres          | 0.02      |



|            |               |
|------------|---------------|
| Year Built | 2014          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | Townhouse     |
| Status     | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 307 Skyview Ranch Grove Ne |
| Subdivision | Skyview Ranch              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3N0R7                     |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Playground, Visitor Parking |
| Parking Spaces | 2                           |
| Parking        | Single Garage Attached      |
| # of Garages   | 1                           |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan                                    |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Range |
| Heating           | Forced Air  |
| Cooling           | None  |
| Basement          | None  |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, Playground      |
| Lot Description   | Interior Lot             |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 57              |
| Zoning         | M-1             |

### Listing Details

Listing Office

CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.